



Development Variance Permit

Permit Number: DVP PL2025-10035

Property Owner
Property Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 1 District Lot 188 Similkameen Division Yale District Plan 29140
 - Civic: 280 Middle Bench Road North
 - PID: 004-410-360
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a detached garage, as shown in the plans attached in Schedule 'A':
 - a. Section 9.3.2.3 to increase the maximum lot coverage from 15% to 21%; and
 - b. Section 9.3.2.4.b to increase the maximum height of an accessory building from 5.0 m to 6.0 m.

General Conditions

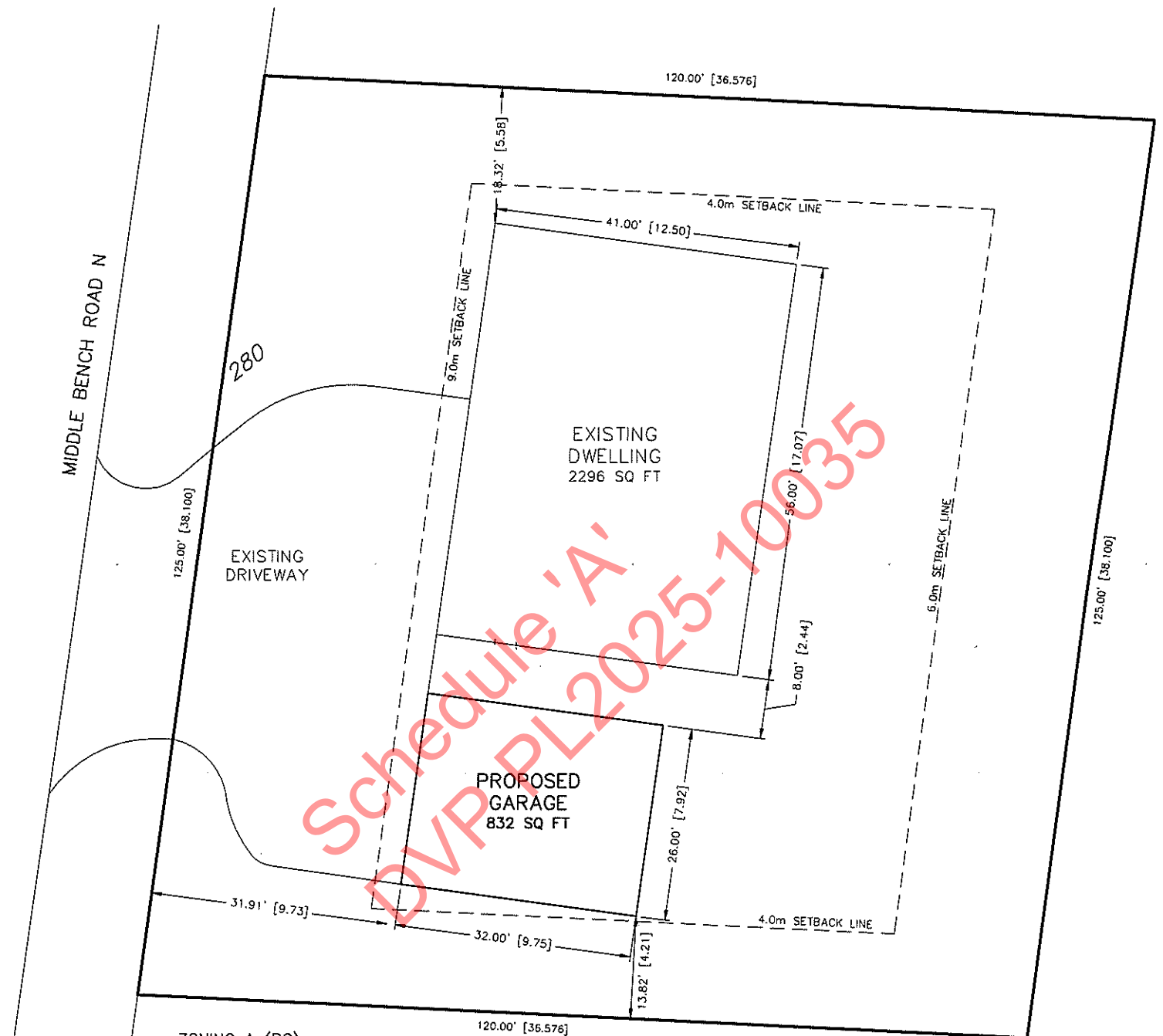
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs,

please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2025.

Issued this ____ day of _____, _____.

Angela Collison
Corporate Officer



ZONING A (RC)

PARCEL AREA = 14,948.8 SQ. FT. [1388.8m²]

EXISTING DWELLING FOOTPRINT = 2296 SQ. FT. [213.3m²]

PROPOSED GARAGE FOOTPRINT = 832 SQ. FT. [77.3m²]

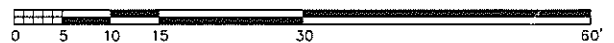
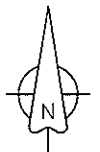
TOTAL PROPOSED BUILDING FOOTPRINT = 3128 SQ. FT. [290.6m²]

PROPOSED NET PARCEL COVERAGE = 21%

MAX PARCEL COVERED ALLOWED - 15%

PROPOSED BUILDING HEIGHT = TBD

MAX HEIGHT ALLOWED FOR ACCESSORY BLDG = 5m



NOTES

Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.

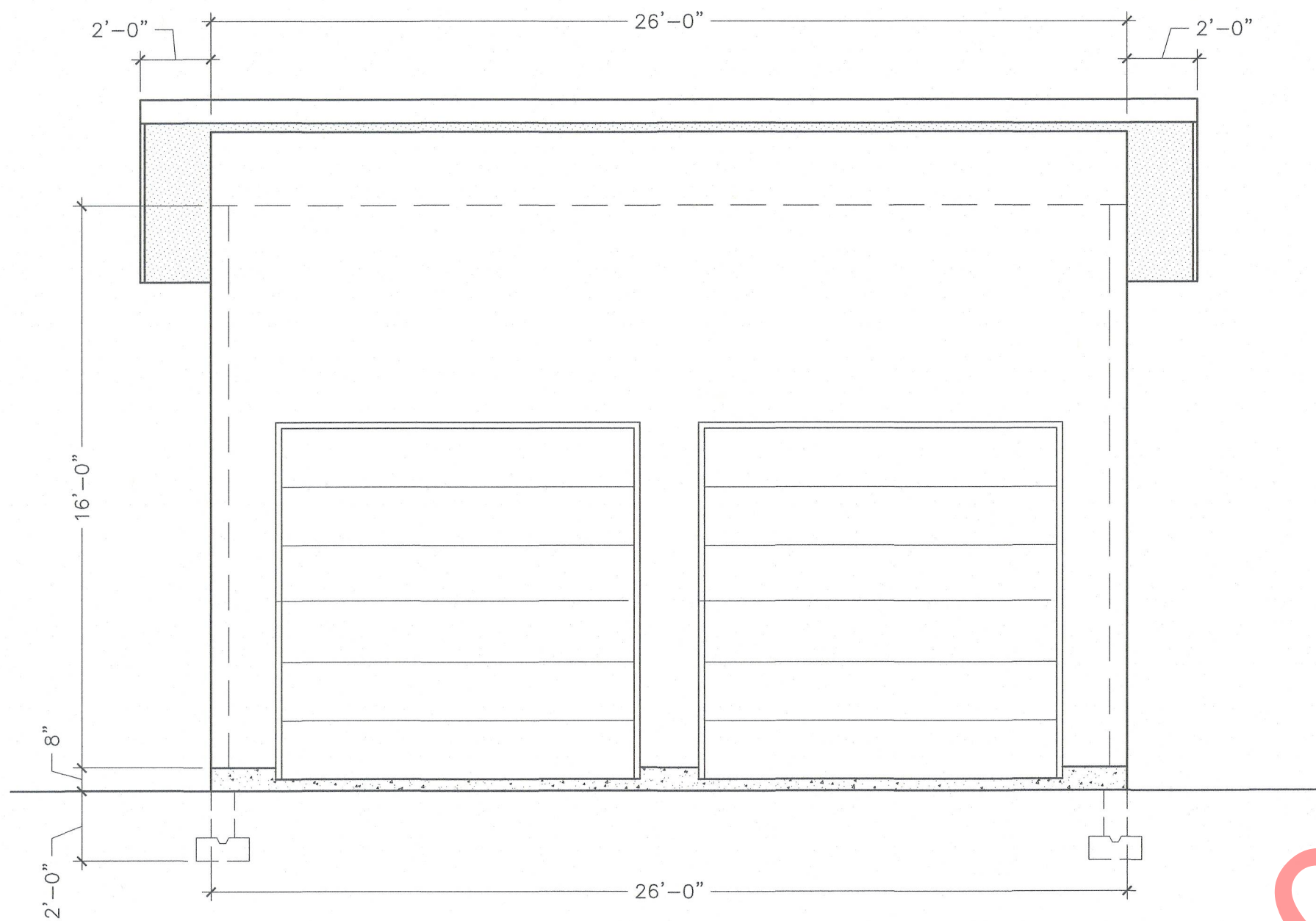
All bearing wall openings supported with 2-ply 2x10 spf#2 header unless otherwise noted.

Flash all exterior wall penetrations as per current B.C.B.C.

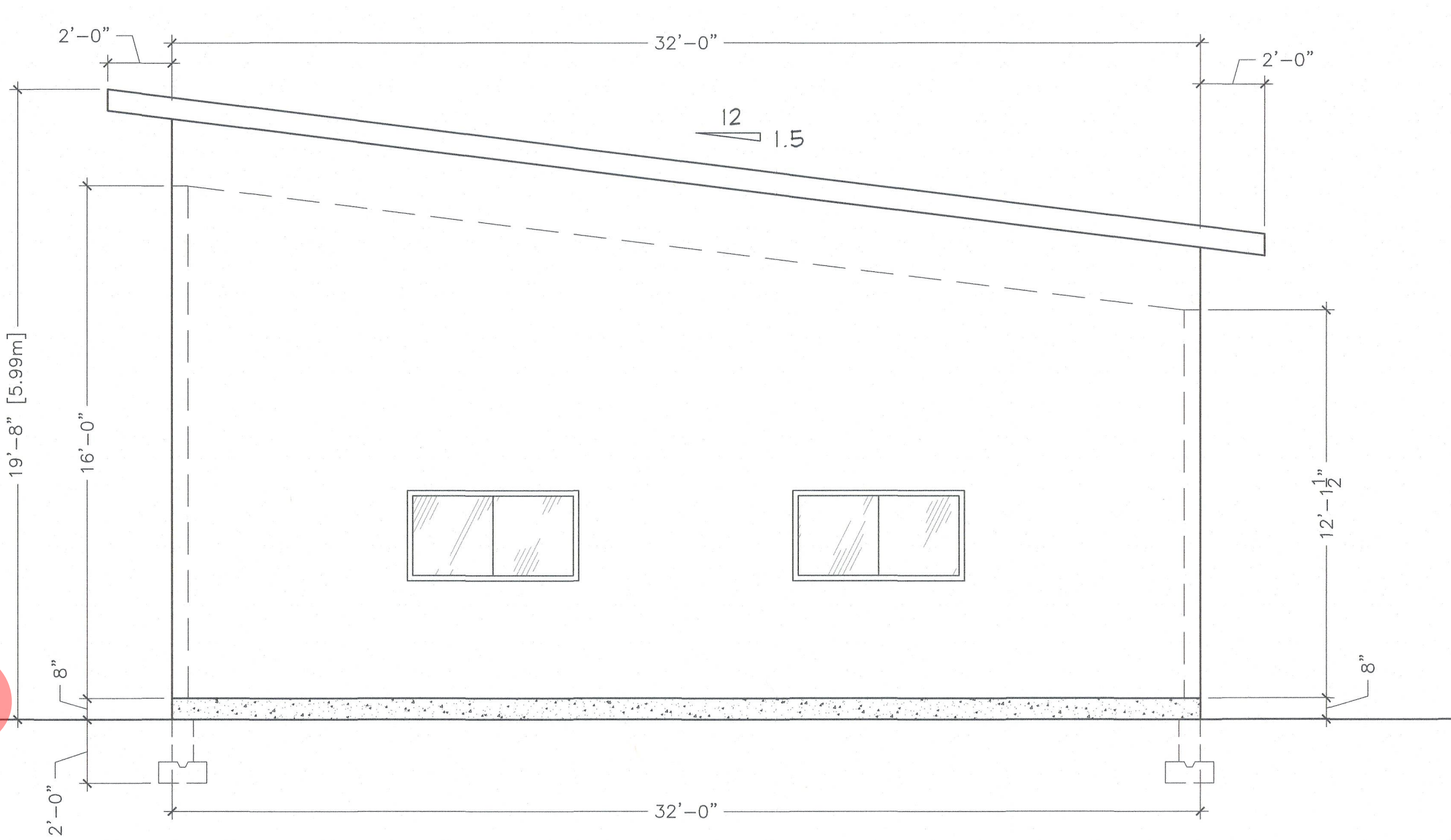
Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.

These plans do not show all details of the requirements of the current B.C.B.C. and have not been reviewed for full compliance. It is the responsibility of the Owner/Contractor to ensure compliance with the Code and all local municipal bylaws.

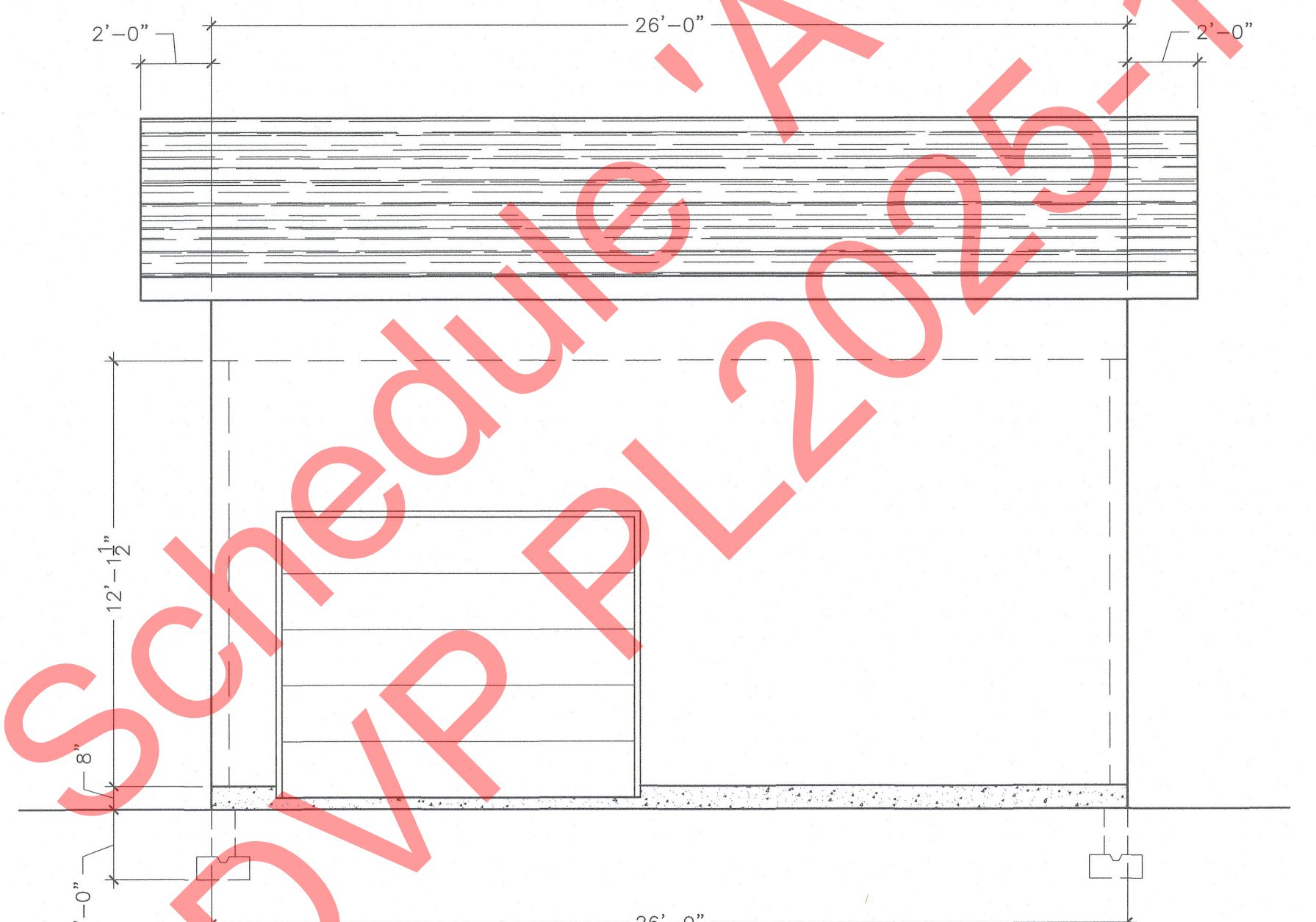
These drawings have been checked by the Owner/Contractor. Aztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.



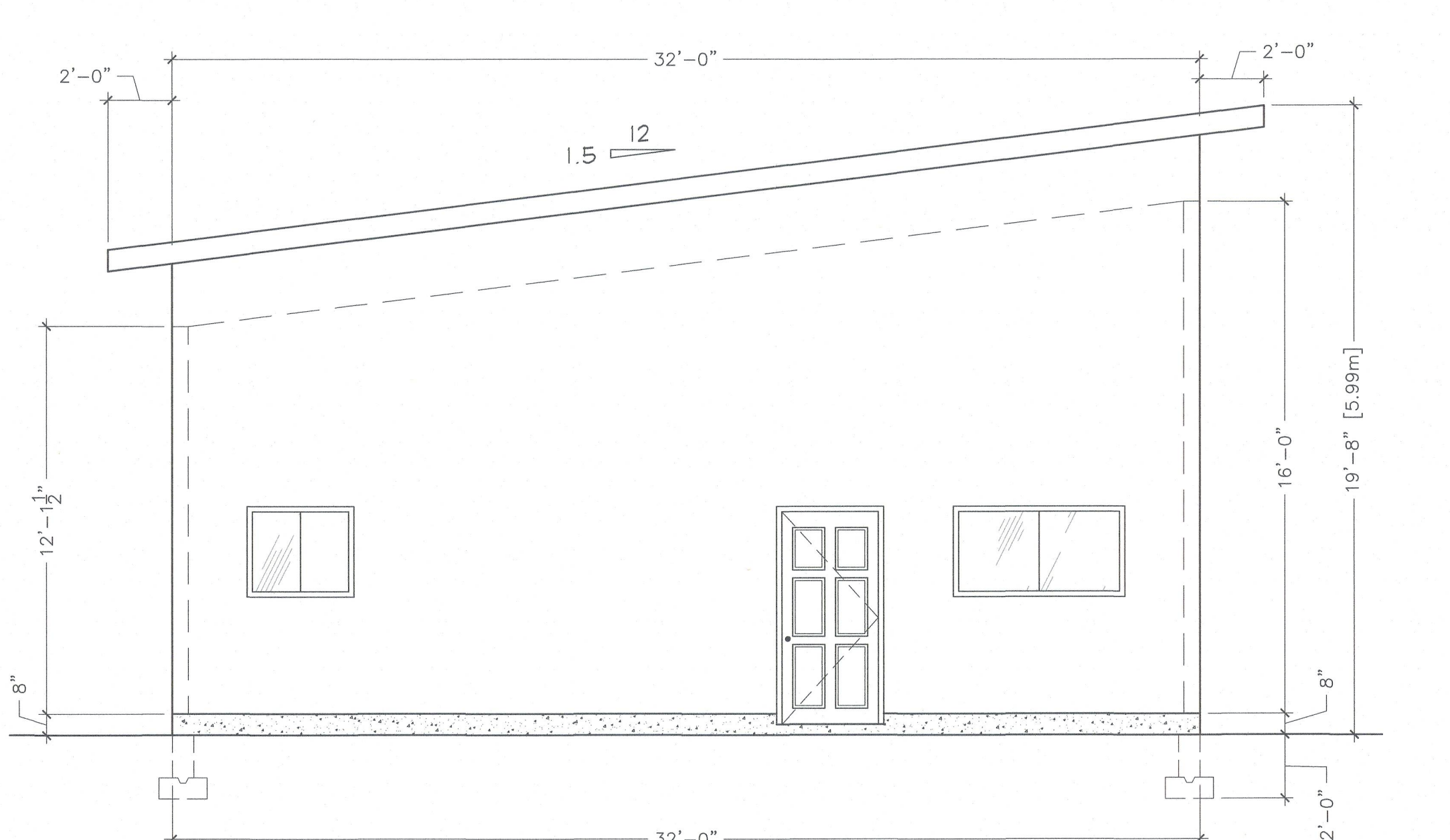
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

ISSUED FOR BUILDING PERMIT

AZTECH DRAFTING SERVICES
1288 Lyon Street, Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com

REVISIONS				
No.	DATE	DRAWN	CHK'D	DESCRIPTION

ELEVATIONS	
PROPOSED GARAGE	
280 MIDDLE BENCH ROAD PENTICTON BC	
DRAWN BY: MBW	DATE: JUNE 6/25
DESIGN BY:	PROJECT No.: 252254
CHK'D BY:	FILE No.:
SCALE: 1/4"=1'	SHEET No.: 2 OF 2 REV 0

NOTES
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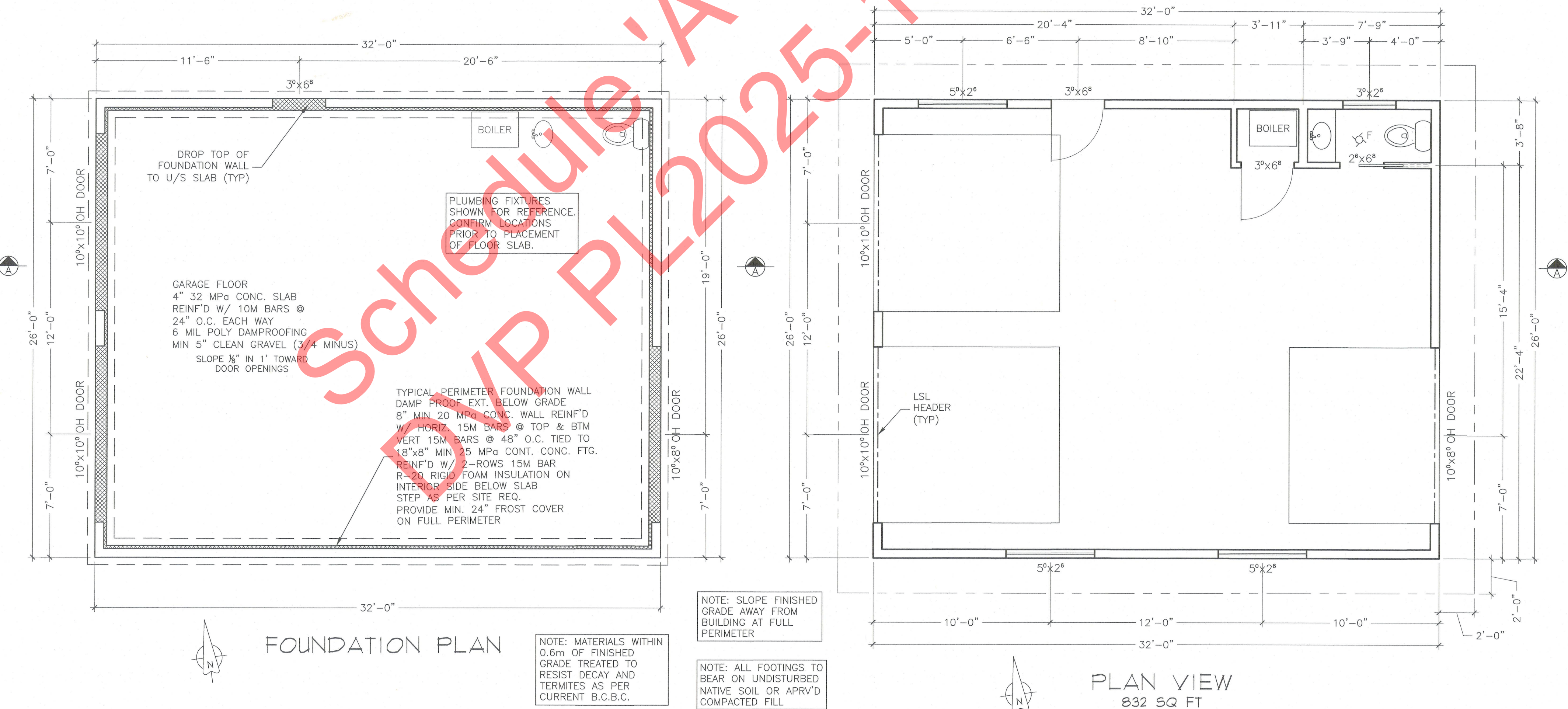
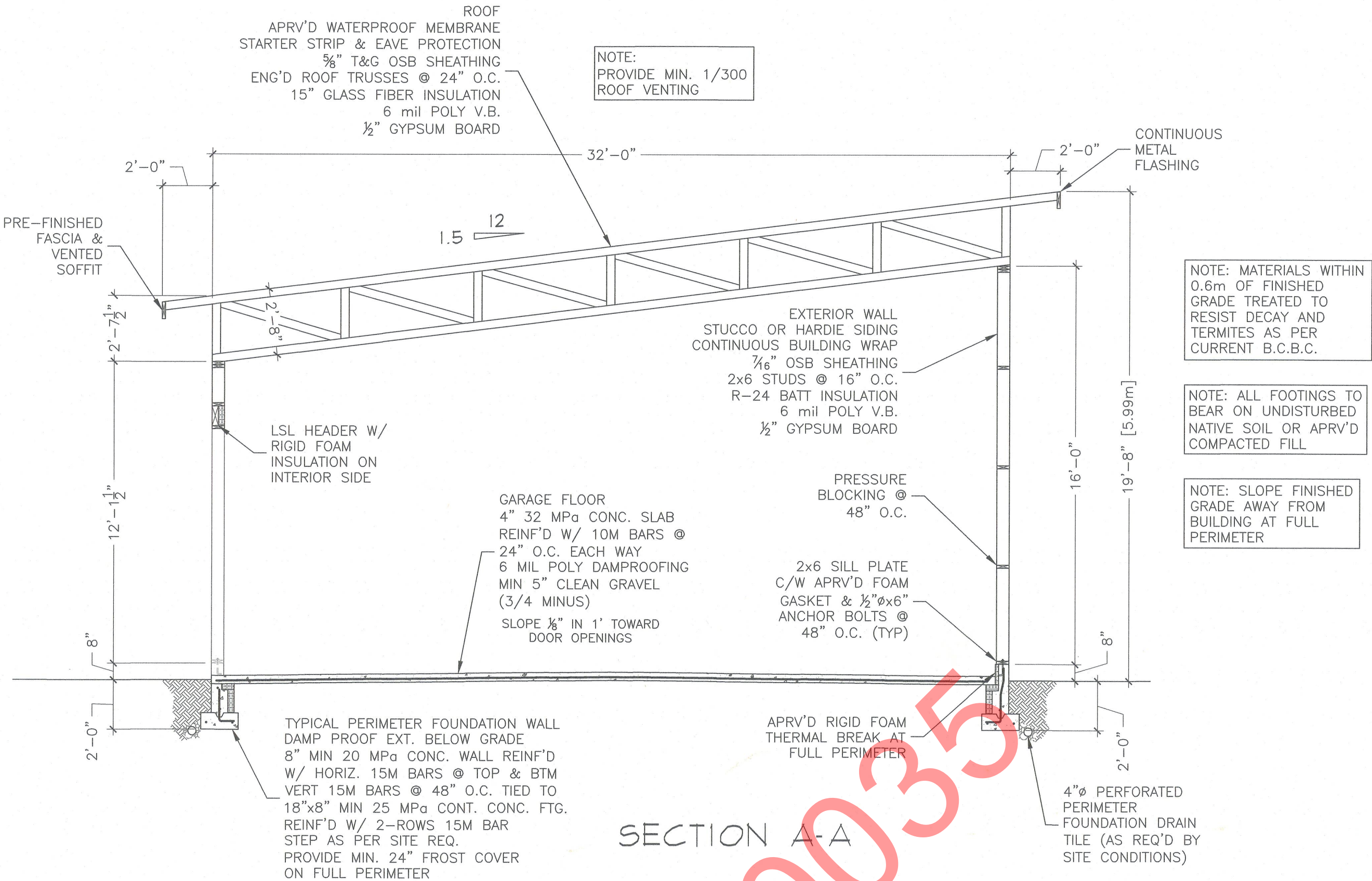
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FOUNDATION PLAN

PLAN VIEW
832 SQ FT

PLANS VIEWS & SECTION
PROPOSED GARAGE
280 MIDDLE BENCH ROAD
PENTICTON BC

ISSUED FOR BUILDING PERMIT

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